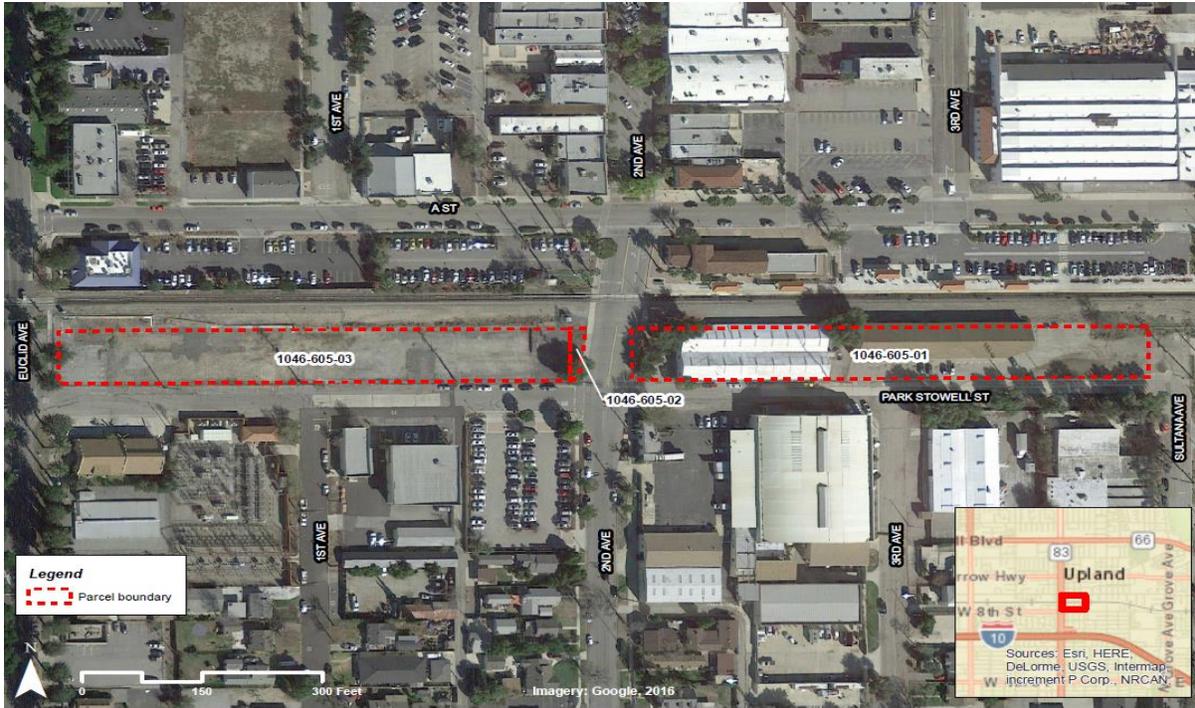


EXCESS LAND SALE



2.4 Acres in the City of Upland

- Process:** San Bernardino County Transportation Authority (SBCTA) will comply with California Government Code Sections 54220-54232 during this sale. A 60-day public agency notification period has been initiated for City and County agencies within the jurisdiction of the parcels and if no interest is expressed, SBCTA can offer the surplus properties to the open market.
- Location:** The Property is located north of the 10 Interchange along the N/S of Stowell Street between Euclid Avenue and Sultana Avenue, in the City of Upland.
- Assessor's Data:** 1046-605-01 Herein referred to as **Property 1**
 1046-605-02, 03 Herein referred to as **Property 2**
- Appraised Value:** **Property 1:** \$1,520,000.00 **Property 2:** \$1,670,000.00
- Due Date:** Sealed offer to be submitted on **December 15, 2016 by 2:00 p.m.**
- Information:** <http://www.sanbag.ca.gov/>
- Contact:** Please contact Kim Bibolet at 951-321-4740 or kimbibolet@epicland.com for more information regarding this sale. The complete Request For Offer Package will be provided upon request.

Data Sheet

APN 1046-605-01, 1046-605-02 and 1046-605-03

The information contained in these sources is deemed reliable, but accuracy and completeness are not guaranteed. This material is provided merely as a courtesy to the prospective bidders. All prospective bidders are encouraged to make visual inspections prior to the auction. The property is sold in an "AS IS" condition.

- Size:** **Property 1:** 1.18 Acres
Property 2: 1.22 Acres
- Shape:** Rectangular
- Zoning:** The Property is situated within the Historic Downtown Upland Specific Plan.

The Land Use Element of the General Plan designates the majority of the subject Property as a R-3-1500 (Multiple Family Residential) use and Commercial use.
- Topography:** The overall area of the Property is level at street grade.
- Accessibility:** Average – The Property is accessed via Stowell Street. There are no curb cuts along the north side of the street at the subject Property.
- Utilities:** All available to the Property.
- Tenancy:** **Property 1:** Occupied by 2 buildings approximately 24,500 sf in total. There is an active lease which is subject to a 30-day termination clause.
Property 2: Vacant
- Encroachments:** A portion of the buildings located on **Property 1** encroach into SBCTA's rail right of way. Buyer will need to enter into a license agreement with SBCTA for these improvements. This license agreement will be subject to a 30-day termination clause.
- Taxes:** The Property is not assessed for taxes while vested to SBCTA. It will, however, be assessed after transfer into private ownership.
- Encumbrances:** Subject to special assessments if any, restrictions, reservations, and easements of record.

The sale of this Property is subject to all matters of public record and any easement, claim of easements or reservations not of record. Prospective bidders can refer to the Preliminary Title Report prepared by Commonwealth Land Title on February 12, 2016 or consult with local title companies if more complete information regarding the title of the property is required.